

Preliminary Assessment Report Project 3023132, 110 14TH AVE

Assessment Completed: 12/24/2015

Project Description: LAND-USE APPLICATION TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS. PROPOSED PARCELS AREA) 5,511 SF & amp; B) 4,481 SF. ALL PARKING FOR EXISTING RESIDENTIAL BUILDING TO BE REMOVED (NO PARKING REQUIRED).

Primary Applicant: Hugh Schaeffer

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

Next Steps

- 1. Review the requirements in this report and contact the staff members listed below with questions.
- 2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See SDOT Client Assistance Memo 2213 for guidance about the 60% complete approval process.
- 3. Schedule an appointment for permit application intake with DPD. Please bring a copy of this report to your intake appointment.

Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

DPD Drainage Requirements

Matthew Bateman, (206) 615-1229, Matthew.Bateman@Seattle.gov

DPD Land Use Requirements

Glenda Warmoth, (206) 733-9695, Glenda.Warmoth@seattle.gov

DPD Preapplication Site Visit Requirements

Keller Rockey, (206) 684-7914, Keller.Rockey@seattle.gov

Seattle City Light Requirements

Ray Ramos, (206) 615-1193, ray.ramos@seattle.gov

Seattle Department of Transportation Requirements

Sailaja Tumuluri, (206) 684-7660, Sailaja.Tumuluri@seattle.gov

Seattle Public Utilities Requirements

Lan Chau, (206) 727-3584

Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: <u>DPD</u> and <u>SDOT</u>.
- Detailed zoning information.
- Visit our <u>permit type pages</u> for step-by-step instructions and forms for preparing your application and plans for review.

Requirements

DPD Drainage Requirements

The following requirements are based on the current stormwater and side sewer codes.

The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful DPD permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the DPD Drainage Reviewer to determine drainage requirements.

Existing Public Drainage Infrastructure

Combined sewer main location: 14th Ave

Combined sewer main size: 24"

Project Type and Drainage Basin

The drainage point of discharge (SMC 22.805.020) is located at: **Combined sewer** 24" Public Combined

Sewer in 14th Ave

Project Type: Parcel-based

Drainage Basin: Public combined sewer

Drainage Control Compliance

Drainage Review Required: Yes

Drainage Control Review is required for this project per SMC 22.807.020. Submit a completed <u>Standard</u> <u>Construction Stormwater Control and Post Construction Soil Management (CSC/SOIL) Plan</u> and a completed <u>Standard Drainage and Wastewater Control (DWC) Plan</u> including the <u>Site and Drainage</u> <u>Control Summary from On-site Stormwater Management Calculator</u>.

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

Soil Amendment Required: Yes

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.030.A, 22.805.040.A, or 22.805.050.A. Complete the **Post Construction Soil Management Plan** on the <u>Standard CSC/SOIL Plan</u>.

On-site Stormwater Management Required: Yes

Parcel-based projects with 7,000 square feet or more of land disturbing activity, 1,500 square feet or more of new plus replaced hard surface or, if on a lot or parcel created or reduced in size on or after January 1, 2016, 750 square feet or more of new plus replaced hard surface, must implement **On-site Stormwater**Management (infiltration, dispersion, bioretention, green roofs, permeable pavement, rainwater harvesting, etc.) to manage runoff from all hard surfaces on-site per SMC 22.805.050.B. and Director's Rule 21-2015.

Submit an <u>On-site Stormwater Management Calculator</u> and show the On-site Stormwater Management BMP's and surface designation on the <u>Standard Drainage and Wastewater Control Plan</u>.

Flow Control Required: No

Based on the information provided, adherence to Flow Control Standards is not required for this project.

Water Quality

No requirements

Wastewater

The wastewater point of discharge (SMC 21.16.070.B) is located at 24" Public Combined Sewer in 14th Ave.

Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (<u>DPD DR 4-2011</u>) is located at the following: Combined system.

Side Sewer

The existing side sewer for a new or converted building or dwelling unit may be reused pursuant to SMC 21.16.240. In order to reuse an existing side sewer, the <u>Side Sewer Evaluation and Certification Form</u> must be completed by a licensed engineer.

DPD Land Use Code Requirements

Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (http://www.seattle.gov/transportation/rowimanual/manual/). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

14TH AVE

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Because full street improvements are not being required for this project, or the project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found here">here.

Alley Requirements alley

Based on the submitted documents, no alley improvements are required per SMC 23.53.030

A 2 feet foot dedication is required. Refer to SDOT CAM 2203. Please see http://www.seattle.gov/transportation/stuse_docs.htm.

Land Use

An arborist report may be required. See CAM 242 for more detail.

Notes to Applicant

The existing building must still meet development standards and demonstrate that frequent transit is present per SMC 23.54.015 Table B

Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site (http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp).

Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

Note: Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

ECA Mapping Unit and Type

Non-ECA

Earth Disturbance

This field assessment found evidence of previous grading or unstable soils. Please provide a soils report. n/a

Existing ROW Conditions 14TH AVE

Street conditions:

Asphalt paving

Visible pavement width is: 24

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Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

alley

Asphalt surface

Downstream inlet prior to crossing sidewalk

Potential Impacts to Seattle Parks Property

Park within 100 LF

Tree Protection

Existing trees appear to be shown accurately on the site plan

Inspectors Notes

short plat

Seattle City Light Requirements

Easements

SCL power easement may be required. Property survey may be required at project's expense.

Other requirements: Please show the existing electrical service to the building that remains as is. This electrical service may need relocation to avoid crossing the new proposed parcel. Relocation costs are at the owner/applicant expense. If not relocated, an easement will be required.

Notes to Applicant

For future property development, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. Your Electrical Service Representative is: John Harvey, 206-386-4275, john.harvey@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact SCL early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

SDOT Requirements

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: http://www.seattle.gov/transportation/stuse_docs.htm. Whenever possible, specific reference notation for

these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

SDOT Permitting Information

SDOT Permit Requirements: Group 2: Over-the-Counter. Obtain from SDOT concurrently with building permit.

Alley Requirements alley

Other requirements: Pave the width of the alley to be dedicated.

SPU Requirements

Flow Control Compliance

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or www.seattle.gov/neighborhoods/preservation to determine if your building is a designated landmark of if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, Michale.Crooks@seattle.gov, or visit the Licensing and Tax Administration Division website.